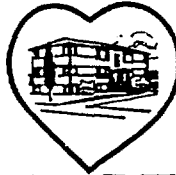


"We Care from the Heart"



George J. Love
General Partner

LOVE PROPERTIES

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October 15, 1999

Ms. Bonnie Lavelle, Project Director
Environmental Protection Agency
Cole, Clayton Superfund Site Areas

Subject: Issues of Prime Concern Relating to the Soil Sampling
by E.P.A. in the Cole and Clayton Superfund Site Areas

Ms. Lavelle:

At the outset, be advised that I am not opposed, but rather only reluctant at this time to rush in and volunteer my properties located in both the Cole and Clayton sites for soil testing without having greater clarification in areas of concern that I broached in a community meeting in your presence on June 22, 1999 and re-articulated at an Environmental Justice Forum before Ms. Liz Evans, E.P.A. Environmental Justice Director on August 24, 1999.

As a landlord, my current main concerns have to do with what happens in several areas if my properties and others are found to have soil contamination either below or above the established action levels that will be set by E.P.A. in the Cole and Clayton neighborhood site areas.

Ms. Evans in her remarks on August 24, 1999 stated in part that one of the major foundation blocks if not the primary block in establishing the framework for Environmental Justice is that no one citizen should have to singlehandedly "bear the burden" for these kinds of dormant environmental catastrophies, suspected or confirmed.

I am especially concerned about "bearing the burden" in the following areas if soil contamination were to exist but not at an action level requiring remediation:

1. How and to what degree (cite specific action steps) will E.P.A. support and help to protect me and others from having to "bear the burden" from lawsuits, frivolous or otherwise from opportunist tenants, residents or others making claims simply upon the basis that E.P.A. soil testing has "documented" soil contamination but not to a sufficient degree to require remediation?

2. How and what specific action will E.P.A. take to support and assure that my and others' property value(s) will not be negatively compromised under this particular scenario now that this would become a matter of public record?

3. How and to what degree (cite specific action steps or actions) will E.P.A. aid all of us in the site area combat potentially renewed attempts at "redlining" by financial institutions in the process of financing and re-financing our properties during and upon completion of this necessary, but nonetheless stigmatic effort?

4. As this effort of soil testing intensifies in the Cole and Clayton sites is there legitimate reason to believe that it will cause fear and/or panic sufficient to create residential or tenant flight, and if so how and to what degree will E.P.A. take action to offset such an event?

Under arguably the worst case scenario where E.P.A. soil testing would require remediation, my main concerns at this time, relating to "having to bear the burden" are framed by the following questions:

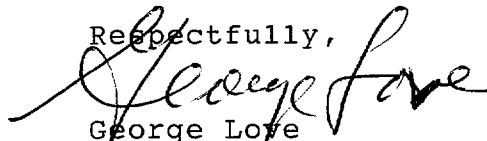
1. Will E.P.A. assume all costs for total clean-up and management of the clean-up site without exception to the type or size of the property i.e. apartments(s), single family home, other type businesses?

2. If as all indications up to now have suggested that total cost for remediation activities would be borne by E.P.A., would "total cost" include factors such as loss of rents, temporary relocation of tenants or homeowners, etc., or specifically confined to the literal clean-up procedure per se?

3. Upon the completion of a remediation, what specific supportive services or actions will E.P.A. provide to property owners to help warrant against lawsuits, "redlining" and other deleterious stigmas that may well be by-products of this project?

I truly am eager to cooperate and get this matter behind me, and will expeditiously do so if you will provide me with supportive and clear responses to my concerns that assure me that I and others will not be left to have to "bear the burden" of these legitimate concerns without constructive and significant E.P.A. support.

Respectfully,



George Love

cc: Barry Levine, E.P.A. Regional Administrator
Ted Fellman, E.P.A. Program Specialist
Fonda Apostolopoulos, Colorado Dept. of Health & Environment
Melissa Munoz, COPEEN
Julie McKeefer, Acting Executive Director, Apt. Assn. of Metro Denver
Honorable Wayne Allard
Honorable Ben Nighthorse Campbell
Honorable Diana DeGette
Councilwoman Debbie Ortega
Councilwoman Susan Barnes-Gelt
Councilwoman Cathy Reynolds